

Jan 1, 2011 thru Mar 31, 2011 Performance Report

Grant Number:
B-08-MN-04-0502

Obligation Date:

Grantee Name:
Chandler, AZ

Award Date:

Grant Amount:
\$2,415,100.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
Carl Morgan

Disasters: Declaration Number

NSP

Areas of Greatest Need:

HUD's Estimated Foreclosure Abandonment Risk Score ("Risk Score") measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tract within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Distribution and and Uses of Funds:

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies: 1. Development of a Chandler Community Land Trust (CCLT) – The amount of \$1,468,500 will be used to purchase, rehabilitate and sell up to 15 formerly vacant, foreclosed single-family homes to income-qualified residents. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowner until they sell the home. When the homeowner chooses to sell the home, the lease is terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring that the home will remain permanently affordable as part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house also greatly reduces the amount of the mortgage for which these families would have to apply. 2. Creation of permanent affordable rental housing – Approximately \$ 655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition. 3. Down Payment Assistance – Approximately \$50,000 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. Within the 85225 zip code, these three strategies will be targeted to Census Tracts identified by HUD as most at risk for foreclosure. 4. Administrative support – No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Definitions and Descriptions:

Low Income Targeting:

While 25% of our grant amount set aside for low-income housing activities (under 50% AMI) is \$603,775, we have actually awarded \$655,100 to the Affordable Rental Movement. This is \$50,000 more than originally budgeted (\$605,100) as a result of a reallocation of NSP funds when the Downpayment Assistance activity was reduced from \$100,000 to \$50,000 as a result of a revised analysis of demand. The \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.

Acquisition and Relocation:

Acquisition of approximately 15 single family homes will be acquired through our Community Land Trust Program and an additional 6 homes will be aquired through our Permanent Rental Housing program. No relocations will be performed through these activities.

Public Comment:

In addition to the standard published comment period, a public hearing was held at the Febuary 12, 2009 City of Chandler Council Meeting. No comments were made during the public comment period or at the public hearing.

On March 20, 2010 the City of Chandler published our Amendment I to the Substantial Amendment for a 15-day comment period. No comments were made during the public comment period.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	2,415,100
Total CDBG Program Funds Budgeted	N/A	2,415,100
Program Funds Drawdown	44,159.56	1,919,554.93
Program Funds Obligated	0	2,415,100
Program Funds Expended	44,159.56	2,014,668.71
Match Contributed	0	0
Program Income Received	0	302,091.34
Program Income Drawdown	0	302,091.34

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	362,265	0
Limit on Admin/Planning	241,510	56,500
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	603,775	655,100

Overall Progress Narrative:

During this quarter, one additional Community Land Trust home was purchased and rehabilitation was started in preparation for sale to an eligible first time homebuyer. Also, rehabilitation was completed on a CLT home purchased last quarter and was resold to an eligible first time homebuyer.

All six permanent affordable rentals continue to be 100% occupied by renters whose annual household income is at or below 50% AMI.

Down payment assistance was provided to one first time homeowner during this quarter who purchased a CLT home previously purchased and rehabilitated through the Chandler Community Land Trust.

Project Summary

Project#, Project Title	This Report Period	To Date
	Program Funds Drawdown	Project Funds Budgeted Program Funds Drawdown
09Admin, Administration and Planning Costs	5,517.93	241,500 56,500
09PRH, Acquisition/Purchase and Rehabilitation	0	655,100 655,100
9999, Restricted Balance	0	0 0
DPA09, Acquisition/Purchase and Rehabilitation	38,641.63	50,000 38,641.63
LT09, Acquisition/Purchase and Rehabilitation	0	1,468,500 1,169,313.3

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
09Admin	Administration and Planning Costs	09Admin	Administration
LT09	Acquisition/Purchase and Rehabilitation	CLT09	Community landtrust
09PRH	Acquisition/Purchase and Rehabilitation	09PRH	Permanent rental Housing
9999	Restricted Balance	No activities in this project	
DPA09	Acquisition/Purchase and Rehabilitation	09DPA	Down-payment Assistance program

Activities

Grantee Activity Number:

09Admin

Activity Title:

Administration

Activity Category:

Activity Status:

Administration

Under Way

Project Number:

09Admin

Project Title:

Administration and Planning Costs

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

National Objective:

N/A

Completed Activity Actual End Date:**Responsible Organization:**

City of Chandler

Benefit Type:

N/A

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	241,500
Total CDBG Program Funds Budgeted	N/A	241,500
Program Funds Drawdown	5,517.93	56,500
Program Funds Obligated	0	241,500
Program Funds Expended	5,517.93	61,836.14
City of Chandler	5517.93	61836.14
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

- No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Location Description:**Activity Progress Narrative:**

Staff continues to work with subrecipients for each activity. Files for each property continue to be monitored for completeness and compliance. No program income was received during this quarter.

Activity Location:**Address****City****State****Zip**

No Activity Locations Found

Other Funding Sources Budgeted - Detail**Match Sources****Amount**

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

09DPA

Activity Title:

Down-payment Assistance program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

DPA09

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

07/01/2009

Projected End Date:

07/01/2012

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**

City of Chandler

Benefit Type:

Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	50,000
Total CDBG Program Funds Budgeted	N/A	50,000
Program Funds Drawdown	38,641.63	38,641.63
Program Funds Obligated	0	50,000
Program Funds Expended	38,641.63	38,641.63
City of Chandler	38641.63	38641.63
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	8/5
# of Singlefamily Units	1	8/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low / Mod%
# of Households	1	0	1	3/0	5/5	8/5 100
# Owner Households	1	0	1	3/0	5/5	8/5 100

Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner Total Hispanic/Latino	Renter Total Hispanic/Latino	Total Households				Owner Total Hispanic/Latino	Renter Total Hispanic/Latino	Total Households			
White	1	0	0	1	1	7	4	0	0	7	4	
Other multi-racial	0	0	0	0	0	1	1	0	0	1	1	
Households Female	0	0	0			2		0		2		

Activity Description:

Approximately \$50,000 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners.

Location Description:

HUD's Estimated Foreclosure Abandonment Risk Score ("Risk Score") measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

During this quarter, one household of five received down payment assistance to purchase their first home. The home is a Chandler Community Land Trust Home purchased and rehabilitated in a previous quarter. This families annual household income is 56% AMI. Without NSP downpayment assistance, this family would not have been able to purchase their first home.

Expenditures for this quarter reflect reimbursement for three households who received down payment assistance last quarter and one who received down payment assistance this quarter.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:
09PRH

Activity Title:
Permanent rental Housing

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09PRH

Project Title:
Acquisition/Purchase and Rehabilitation

Projected Start Date:
06/30/2009

Projected End Date:
06/30/2012

National Objective:
NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:
City of Chandler

Benefit Type:
Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	655,100
Total CDBG Program Funds Budgeted	N/A	655,100
Program Funds Drawdown	0	655,100
Program Funds Obligated	0	655,100
Program Funds Expended	0	655,100
City of Chandler	0	655,100
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/6
# of buildings (non-residential)	0	0/6
# of Parcels acquired by condemnation	0	0/0
# of Parcels acquired by admin settlement	0	0/0
# of Parcels acquired voluntarily	0	6/6
Total acquisition compensation to owners	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	6/6
# of Singlefamily Units	0	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low / Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low / Mod%
# of Households	0	0	0	6/6	0/0	6/6	100
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	6/6	0/0	6/6	100

Cumulative Race Total

	This Report Period				Cumulative Actual Total			
	Owner	Renter	Total	Households	Owner	Renter	Total	Households
Direct Benefit (Households)	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino
White	0	0	0	0	0	4	2	4

Black/African American Households	0	0	0	0	0	0	0	0	2	0	2	0
Female	0		0		0		0		5		5	

Activity Description:

Approximately \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed single family attached properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.

Location Description:

HUD's Estimated Foreclosure Abandonment Risk Score ("Risk Score") measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tract within the 85225 zip code that HUD has identified as having the highest risk for foreclosures.

Activity Progress Narrative:

All six permanent affordable rentals homes continue to be 100% occupied by households whose annual income is at or below 50% AMI. The Chandler non-profit partner continues to provide classes and resources to these renters to assist them in moving towards market rate rentals and achieve self sufficiency.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0
Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

Grantee Activity Number:

CLT09

Activity Title:

Community landtrust

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

LT09

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

04/30/2009

Projected End Date:

04/30/2012

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

City of Chandler

Benefit Type:

Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	1,468,500
Total CDBG Program Funds Budgeted	N/A	1,468,500
Program Funds Drawdown	0	1,169,313.3
Program Funds Obligated	0	1,468,500
Program Funds Expended	0	1,259,090.94
City of Chandler	0	1259090.94
Match Contributed	0	0
Program Income Received	0	302,091.34
Program Income Drawdown	0	302,091.34

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	12/12
Total acquisition compensation to owners	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	12/12
# of Singlefamily Units	1	12/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/10	0/12	0

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner	Renter		Total Households			Owner	Renter		Total Households		
Direct Benefit Total (Households)	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total
White	0	0	0	0	0	0	0	0	0	0	10	3
Black/African American	0	0	0	0	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native	0	0	0	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander	0	0	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native and White	0	0	0	0	0	0	0	0	0	0	0	0
Asian and White	0	0	0	0	0	0	0	0	0	0	0	0
Black/African American and White	0	0	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native and Black/African American	0	0	0	0	0	0	0	0	0	0	0	0
Other multi-racial	0	0	0	0	0	0	0	0	0	0	1	1
Households Female	0	0	0	0	0	0	0	0	0	0	4	
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Activity Description:

The amount of \$1,468,500 will be used to purchase and sell up to 12 formerly vacant, foreclosed single-family homes to income-qualified residents. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowners until they sell the home. When the homeowner chooses to sell the home, the lease is terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring the home will remain permanently affordable as a part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply.

Location Description:

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Activity Progress Narrative:

During this quarter, one home was purchased by the Chandler Community Land Trust. This home was purchased below market rates and will be rehabilitated and resold to an NSP income eligible first time homebuyer. A total of twelve (12) homes have been purchased with NSP funds and program income for the Chandler Community Land Trust Program.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	